076.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	943,900 / 943,900
					USE VALUE:	943,900 / 943,900
					ASSESSED:	943,900 / 943,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPONE MARCELLO
Owner 2:	
Owner 3:	
Street 1:	46 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAPONE ERIN/MARCELLO -
Owner 2:	-
Street 1:	46 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,309 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 3105 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8309.000	472,800	2,600	468,500	943,900
Total Card	0.191	472,800	2,600	468,500	943,900
Total Parcel	0.191	472,800	2,600	468,500	943,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.99 | /Parcel: 303.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 48521

GIS Ref:

GIS Ref:

Insp Date: 09/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	472,800	2600	8,309.	468,500	943,900	943,900	Year End Roll	12/18/2019
2019	101	FV	349,000	2700	8,309.	435,000	786,700	786,700	Year End Roll	1/3/2019
2018	101	FV	349,000	2700	8,309.	435,000	786,700	786,700	Year End Roll	12/20/2017
2017	101	FV	349,000	2700	8,309.	381,500	733,200	733,200	Year End Roll	1/3/2017
2016	101	FV	349,000	2700	8,309.	348,000	699,700	699,700	Year End	1/4/2016
2015	101	FV	340,400	2800	8,309.	307,900	651,100	651,100	Year End Roll	12/11/2014
2014	101	FV	340,400	2800	8,309.	291,100	634,300	634,300	Year End Roll	12/16/2013
2013	101	FV	340,400	2800	8,309.	277,100	620,300	620,300		12/13/2012

!6376!

PRINT

Date	Time
12/10/20	21:09:50

LAST REV

Date	Time
09/28/18	09:38:38
mmcmakin	
6376	

USER DEFINED

Prior Id # 1:	48521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPONE ERIN/MAR	44161-542		11/24/2004	Family	99	No	No		
CAPONE ERIN	43245-215		7/8/2004	Family	99	No	No		
ATENASIO NANCY	25528-483		7/31/1995		242,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2003	72	Addition	50,000	C		G6	GR FY06	2ND STY ADD TO RAN
10/26/1999	734	Wood Dec	2,000	C				REBUILD WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	MEAS&NOTICE	BS	Barbara S
6/2/2009	Measured	189	PATRIOT
10/13/1999	Meas/Inspect	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8309		Sq. Ft.	Site		0	70.	0.81	12									468,491						468,500	

Total AC/HA: 0.19075 | Total SF/SM: 8309 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 468,491 | Spl Credit | Total: 468,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02366543
Const Adj.:	1.00439954
Adj $ / SQ:	128.521
Other Features:	109250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580880
Depreciation:	108044
Depreciated Total:	472837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

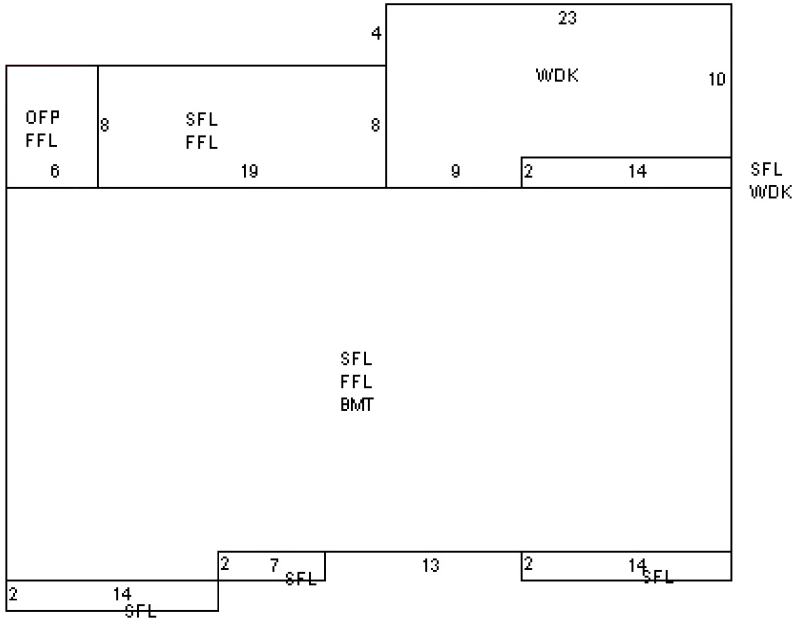
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.37
Special Features:	0	Val/Su Net:	109.60
Final Total:	472800	Val/Su SzAd	168.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,430	128.520	183,785
FFL	First Floor	1,380	128.520	177,359
BMT	Basement	1,180	44.820	52,890
WDK	Deck	276	9.670	2,668
OFP	Open Porch	48	44.190	2,121

Net Sketched Area:	4,314	Total:	418,823
Size Ad	2810	Gross Are	4314	FinArea	3105
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	Y	1	6	A	AV	2002	500.00	T	13.6	101			2,600			2,600
2	Frame Shed	D	Y	1	8X10	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600